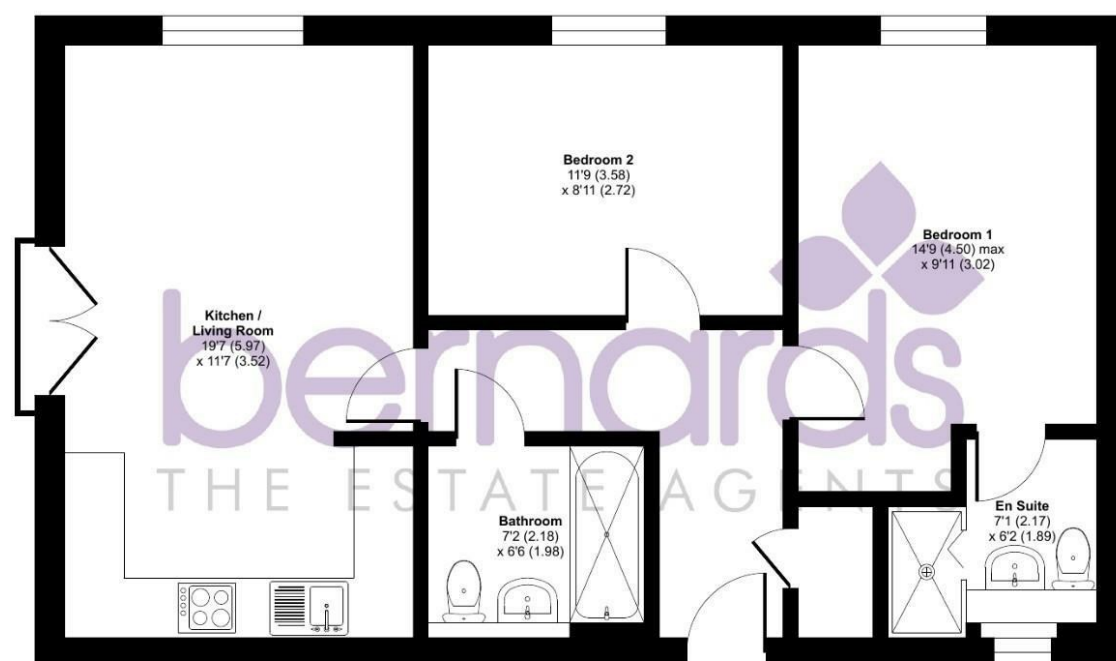




Mulberry Walk, Havant, PO9

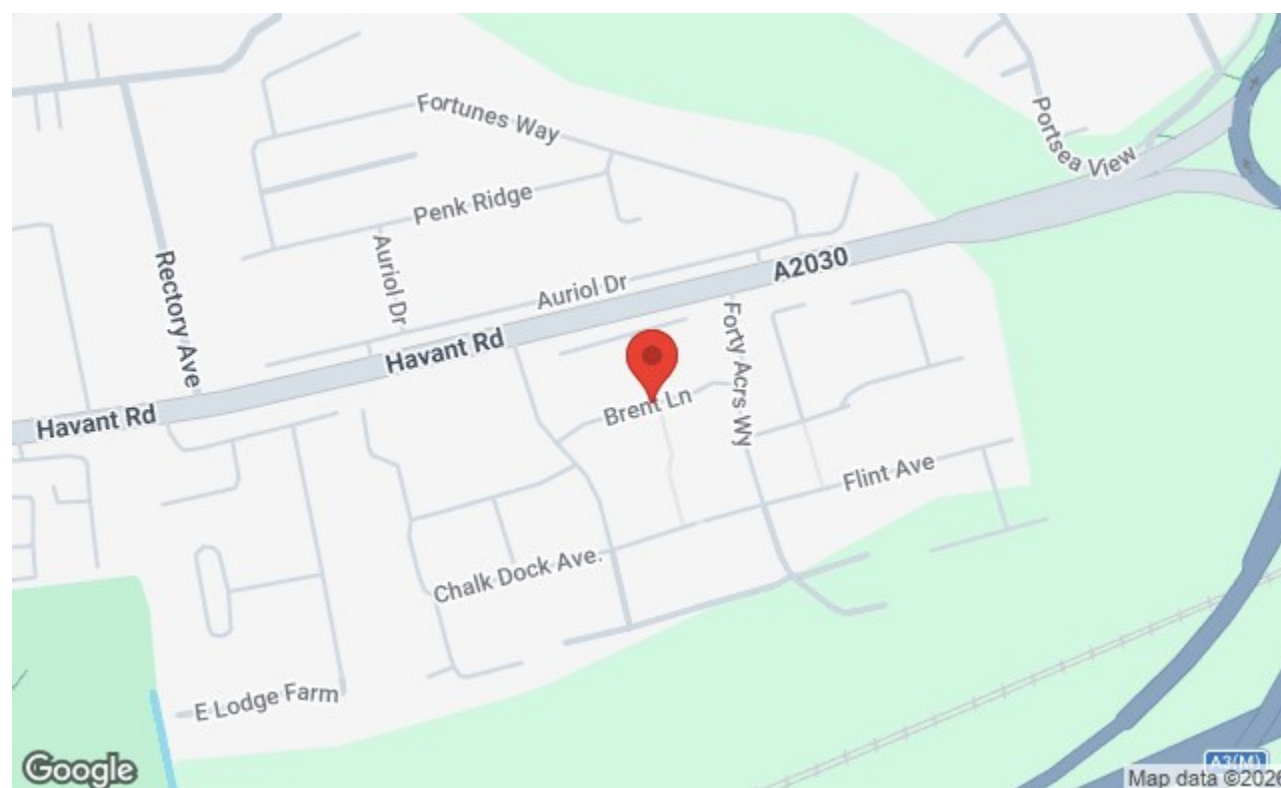
Approximate Area = 670 sq ft / 62.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1397369



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers Over £250,000

Mulberry Walk, Havant PO9 3FH

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HIGHLIGHTS

- ❖ First Floor Apartment
- ❖ Open Plan Living Room
- ❖ Dining Area from Kitchen
- ❖ Juliet Balcony
- ❖ Two Double Bedrooms
- ❖ Ensuite to Primary
- ❖ Beautifully Presented
- ❖ Communal Car Park
- ❖ Centralised Locality
- ❖ Built in 2023 - Nearly New

Welcome to this stunning first-floor apartment located on Mulberry Walk in Bedhampton. Built in 2023, this nearly new property offers a modern and spacious living experience, perfect for those seeking comfort and convenience.

As you enter, you will be greeted by a beautifully presented and neutrally decorated interior that creates a warm and inviting environment. The open-plan living room and kitchen area is expansive, providing ample space for both relaxation and dining. A delightful Juliet balcony allows you to enjoy views of the surrounding green spaces, enhancing the overall appeal of the home.

This flat features two well-proportioned bedrooms. The generous primary bedroom boasts ensuite facilities, ensuring privacy and comfort. The second bedroom is currently purposed as a nursery and playroom, making it a versatile space

that can easily adapt to your needs. A large family bathroom also services the second bedroom; making it ideal for visiting guests or joint living arrangements.

Additionally, the property benefits from a communal car park, offering ease of parking for your vehicles, which is a significant advantage in this central locality. With fantastic transport links in the area, you will find commuting and exploring the surrounding regions both practical and accessible.

This property is an excellent opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a modern home. Don't miss your chance to make this beautiful flat your own.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

OPEN PLAN LIVING ROOM/KITCHEN
19'7" x 11'6" (5.97 x 3.52)

BEDROOM ONE
14'9" x 9'10" (4.50 x 3.02)

ENSUITE
7'1" x 6'2" (2.17 x 1.89)

BEDROOM TWO
11'8" x 8'11" (3.58 x 2.72)

BATHROOM
7'1" x 6'5" (2.18 x 1.98)

COUNCIL TAX BAND B

LEASEHOLD INFORMATION
999yr Lease from new with 996yrs remaining. Combined Ground Rent and Service Charge of £1212.00pa - £101.00 per month

MORTGAGE SERVICES
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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